

To the Members of the California State Assembly:

I am returning Assembly Bill 864 without my signature.

While I share the goals of this bill, the solution is targeted at the wrong party in these real estate transactions by placing the burden of compliance on the buyer, not the seller. The bill, in essence, makes the buyer responsible for the sins of the previous owner.

In addition, the bill creates a compliance mechanism that is virtually unworkable and violates the privacy of prospective buyers. If enacted into law, this bill would most likely stymie the goal of restoring the habitability of these substandard dwellings by suppressing the sale of these properties to new owners who are willing to rehabilitate these buildings. The bill also contains drafting errors that make any attempt at compliance unfeasible.

I urge the Legislature to consider legislation next year that more judiciously addresses the serious problem of bringing substandard buildings into compliance.

Sincerely,

Arnold Schwarzenegger